

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

**Wells Fargo Bank, N.A. as trustee for First
Franklin Mortgage Loan Trust
2006-FFH1, Asset-Backed Certificates,
Series 2006-FFH1**

Plaintiff,

vs.

Alison C. Willis, et al.

Defendants.

Case No. 07-cv-00189

Judge George C. Smith

**ORDER OF CONFIRMATION OF
SALE AND DISTRIBUTION**

This action is before the Court upon the Notice of Deposit of Foreclosure Sale filed by the Special Master with respect to the property commonly known as 6036 Kentigern Court, Dublin, OH 43017, parcel no. 273-005035-00 (the "Property"). The legal description of the Property is attached to this order as Exhibit A, which is incorporated herein by reference.

1. Consistent with section 3.12 of General Order No. 07-03 and section 2329.34 of the Ohio Revised Code, the Court finds that a special reason exists why a county sheriff or the United States Marshal's Office cannot conduct the sale.
2. The Property was sold by the Special Master on March 27, 2008 to Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1 for the following amount: \$257,574.00.
3. Having carefully examined the proceedings of the officer, the Court finds that the sale of the Property conformed in all respects to the law and the prior orders of this Court and hereby confirms and approves the sale of the Property and these proceedings.
4. The Special Master, within 5 days of the date of this Entry, shall convey the Property to Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1,

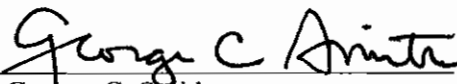
Asset-Backed Certificates, Series 2006-FFH1 by deed according to law free and clear of all liens and encumbrances and shall issue the deed in the following name: Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1.

5. The tax mailing address of the purchaser of the Property is as follows: c/o Home Loan Services, Inc., 150 Allegheny Center, Pittsburgh, Pennsylvania 15212.
6. The prior deed reference with respect to the Property is as follows: Deed dated December 23, 2005, filed January 3, 2006, recorded at Official Instrument Number 200601030000151, Recorder's Office, Franklin County, Ohio.
7. The purchaser of the Property is hereby subrogated to the rights of the mortgagees and lien holders in the Property to the extent necessary to protect the purchaser's title to the Property.
8. The Court hereby grants the purchaser of the Property a writ of possession to put the purchaser in possession of the Property.
9. The Court hereby orders the release of all mortgages and liens held by all parties to this action. As a result, upon recording of a certified copy of this Order in the office of the Franklin County Recorder, each of the mortgages and liens listed on Exhibit B, which is attached to this Order and incorporated herein by reference, shall be ordered released by operation of law. Such mortgages and liens shall be released only to the extent that they encumber the property foreclosed upon in this action and not to the extent that they encumber any other property.
10. Because Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1 holds a valid and subsisting mortgage on the Property, it need not pay the full amount of the purchase price to the

Special Master . Instead, the bid of Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Series 2006-FFH1 shall be credited against the amount of the judgment previously entered in its favor. Plaintiff is further ordered to pay the following:

- a. To the County Treasurer, \$0.00 for taxes and assessments due on the Property as represented by tax bill attached as Exhibit C.
11. The following amount shall be applied as a credit toward the amount of the judgment previously entered in favor of the Plaintiff: \$257,574.00.
12. The Clerk is hereby ordered to distribute \$500.00 to the Special Master from the amount placed on deposit by the Plaintiff.
13. Having distributed payment for the appraisals in accordance with section 3.12 of General Order 07-03, the Clerk is hereby ordered to return the balance of the deposit, \$550.00, plus accrued interest, if any, to the Plaintiff.

IT IS SO ORDERED.


Judge George C. Smith
United States District Court Judge

Approved:

/s/ Kevin L. Williams
Kevin L. Williams (0061656)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: klw-f@mdk-llc.com
Attorney for Plaintiff

EXHIBIT A

Legal Description of the Property

Situated in the State of Ohio, County of Franklin, and in the City of Dublin:

Being Lot Number Two Thousand and Four (2004), in Kentigern Place, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 70, Page 30, Recorder's Office, Franklin County, Ohio.

EXHIBIT B

Mortgages and Liens to be Released

1. Mortgage in favor of "MERS", Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Franklin, a division of Nat. City Bank of IN, P.O. Box 2026, Flint, MI 48501-2026, from Alison C. Willism unmarried, in the amount of \$379,712.00, filed January 3, 2006, recorded at Official Instrument Number 200601030000153, Recorder's Office, Franklin County, Ohio.

as assigned to Wells Fargo Bank, N.A. as trustee for First Franklin Mortgage Loan Trust 2006-FFH1, Asset-Backed Certificates, Aeries 2006-FFH1, 150 Allegheny Center Mall, Pittsburgh, PA 15212, by Assignment Recorder's Office, Franklin County, Ohio.

EXHIBIT C**TAXES**

AR - Agriculture
Recoupment
AT - Adjusted Current Tax
CT - Net Current Tax
DT - Delinquent Tax
DR - Delinquent Agr.
Recoupment
HS - Homestead Reduction
IT - Interest on Tax
IR - Interest on Agr.
Recoupment
DT - Original Current Tax
PR - Penalty on Agr.
Recoupment
PT - Penalty Tax
RA - General Reduction
Amount
RB - 10% ROLLBACK
SB - 2 1/2% ROLLBACK
UR - Unpaid Agr. Recoup.
UC - Unpaid Current Tax

ASSESSED VALUATIONS

35% OF MARKET VALUE
B - Building H - Homestead
L - Land S - Subtotal
T - Total

ACTIVE DUTY MILITARY personnel may qualify for more time to pay their real estate taxes. Call 614-462-3431

SPECIAL ASSESSMENTS

DM - Ditch Maintenance
LR - Light Rental
LT - Lights
MS - Miscellaneous
SD - Sidewalk
SR - Delinquent Sewer Rental
SS - Storm Sewer
ST - Street
SW - Sewer
WM - Water Main
WT - Delinquent Water
WC - Weed Cutting
CD - Community District
FA - False Alarm
SI - Special Improvement
District
WW - Weed & Waste
Removal
WR - Waste Removal

TAX RATES

ORIG. - Original Voted Millage
R.F. - Composite Reduction Factor
CDQ - Year First Delinquent

NOTICES: Section 323.131 Revised Code

(1) NOTICE: If the taxes are not paid within one year from the date they are due, the property is subject to foreclosure for tax delinquency.
(2) NOTICE: If the taxes charged against this parcel have been reduced by the 2-1/2 percent tax reduction for residences occupied by the owner but the property is not a residence occupied by the owner, the owner must notify the county auditor's office not later than March 31st of the year following the year for which the taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply. If the taxes charged against this parcel have not been reduced by the 2-1/2 per cent tax reduction and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the county auditor's office at 373 South High Street, 20th Floor, Columbus, Ohio 43215. Phone 614-462-4883.

(3) NOTICE: If the real property for which this bill is issued is used as residential rental property and an owner's current contact information has not been filed with county auditor, the required information must be filed with the auditor within sixty days of receipt of this bill. Failure to file for information or to update incorrect information in a timely manner may result in the assessment of a penalty of up to \$150 following each tax bill for which the information is not filed. See Revised Code sections 5323.01, 02, and 99 or contact the county auditor's office at 373 South High Street, 20th Floor, Columbus, Ohio 43215. Phone 614-462-4663 for more information.

INTEREST:

Interest is charged against delinquent real estate taxes twice each year, as follows:

1. On the first day of the month following close of 2nd-half collection interest is charged against all prior year delinquent taxes, excluding current taxes billed during present calendar year.
2. On December 1 of each year, interest is charged against all delinquent taxes unpaid as of December 1.

PENALTIES:

A late payment penalty of 5% is assessed against current taxes when full payment is made within 10 days after tax collection deadline, 10% thereafter. However if 1st and 2nd-half current taxes are unpaid at 2nd-half deadline, the applicable penalty is assessed against total unpaid current taxes, including the 1st-half penalty.

Real Estate Information 614-462-3438
Homestead Exemption 614-462-3240
Property Valuation 614-462-4663
Assessments 614-462-3205
Fax 614-221-8124

MAKE CHECKS PAYABLE TO:
EDWARD LEONARD
FRANKLIN COUNTY TREASURER
373 South High Street, 17th floor
Columbus, Ohio 43215-6306
PAYMENT HOURS
8:00 A.M. - 4:00 P.M.
www.franklincountyohio.gov/treasurer

Real Estate Taxes for 1st Half of 2007

DUPL: 04/15/08

EDWARD LEONARD**Franklin County Treasurer**

K E E P F O R Y O U R R E C O R D S	VALUATIONS		FULL YEAR CURRENT TAXES		1ST-HALF TAXES		ASSESSMENTS		EDWARD LEONARD Franklin County Treasurer		K E E P F O R Y O U R R E C O R D S
	L- B- T- H-	21070 88240 109310 0	OT RA AT RB HS SB CT	12232.88 -4979.00 7253.88 -725.38 0.00 -181.34 6347.16	CT UC DT PT IT AR	3173.58 0.00 0.00 317.36 0.00 0.00	PAID FRANKLIN COUNTY OHIO APR 15 2008 TELLER #3 EDWARD LEONARD, TREAS.		DIST/PARCEL NUMBER 273-005035-00 1ST HALF TAX 3490.94 FULL YEAR 6664.52 PAYMENT DUE DATE: JAN 22, 2008		
	TAX RATES		ORIG 111.91 RF .407019		STUB: 434612-7 OWNR: WILLIS ALISON C		273-N088FFFF -006-00 6036 KENTIGERN CT KENTIGERN PLACE LOT 2004		*CDQ*		
			ALISON WILLIS 5345 WALNUT DR SE LANCASTER OH 43130				EFFECTIVE TAX RATE 66.360556				

CITY OF DUBLIN-WASH TWP-D

MAKE CHECKS PAYABLE TO: EDWARD LEONARD, FRANKLIN COUNTY TREASURER